

## MISSISSIPPI SOYBEAN PROMOTION BOARD

### MISSISSIPPI AGRICULTURAL LAND VALUES AND CASH RENTS REPORT–2016

Dr. Bryon Parman, Assistant Extension Professor in MSU's Dept. of Agricultural Economics, has produced [Publication 2967](#) entitled "Mississippi Agricultural Land Values and Cash Rents Report: *2016 Survey of Lenders*". This report focuses on land values and rents for Mississippi, and is intended to be an information guide for producers, landowners, and professionals working in the agricultural real estate and finance sectors.

The report is based on a survey conducted in May 2016, and participants included agricultural lenders, farm appraisers, farm managers, and agricultural economists. Fifty-one surveys were completed and returned from the four designated regions [Southwest, Southeast, Northeast, and Northwest (Delta)] of the state.

Major findings from the survey follow.

- Land sales values for both nonirrigated and irrigated cropland in the Delta were essentially unchanged between 2015 and 2016 (Table 3).
- Rents for Delta nonirrigated cropland fell 5.8% from 2015 to 2016, whereas rents for Delta irrigated cropland fell 7.9% over the same period (Table 3).
- Land sales values for non-Delta nonirrigated and irrigated cropland were essentially unchanged from 2015 to 2016 (Table 5).
- Rents for non-Delta nonirrigated cropland fell 24.8% from 2015 to 2016, whereas rents for non-Delta irrigated cropland fell 14.5% over the same period (Table 5).
- Even though land values in all regions of Mississippi were relatively unchanged between 2015 and 2016, it is expected that the trend toward lower commodity prices will cause a decline.
- Cash rents, because of relatively frequent renegotiation, have already begun to decline as an adjustment to lower crop commodity prices.

Click [here](#) for the full report.

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